



PROJECT

A STUDY IN **CROSS BORDER SHOPPER DEMOGRAPHICS**

Essex Outlets, featuring local and national brands, is located less than 90 minutes from Downtown Montreal. Additionally, Essex Outlets is anchored by Vermont's number one supermarket, Hannaford Grocery Store; state-of-the-art Essex Cinemas; ACE Hardware; and CVS Pharmacy.

OPPORTUNITY BY **THE NUMBERS**

- **95% LEASED**
- **793 PARKING SPACES**
- **THE CENTER IS CURRENTLY HOME TO POLO RALPH LAUREN, ORVIS, BROOKS BROTHERS, CARTER'S, OSHKOSH B'GOSH, COACH, CHRISTOPHER & BANKS, GYMBOREE, PUMA, UNDER ARMOUR, VAN HEUSEN, BASS, LANE BRYANT, FAMOUS FOOTWEAR, KITCHEN COLLECTION, JOCKEY AND MORE**

MARKET

A LOCATION THAT **MAKES THE GRADE**

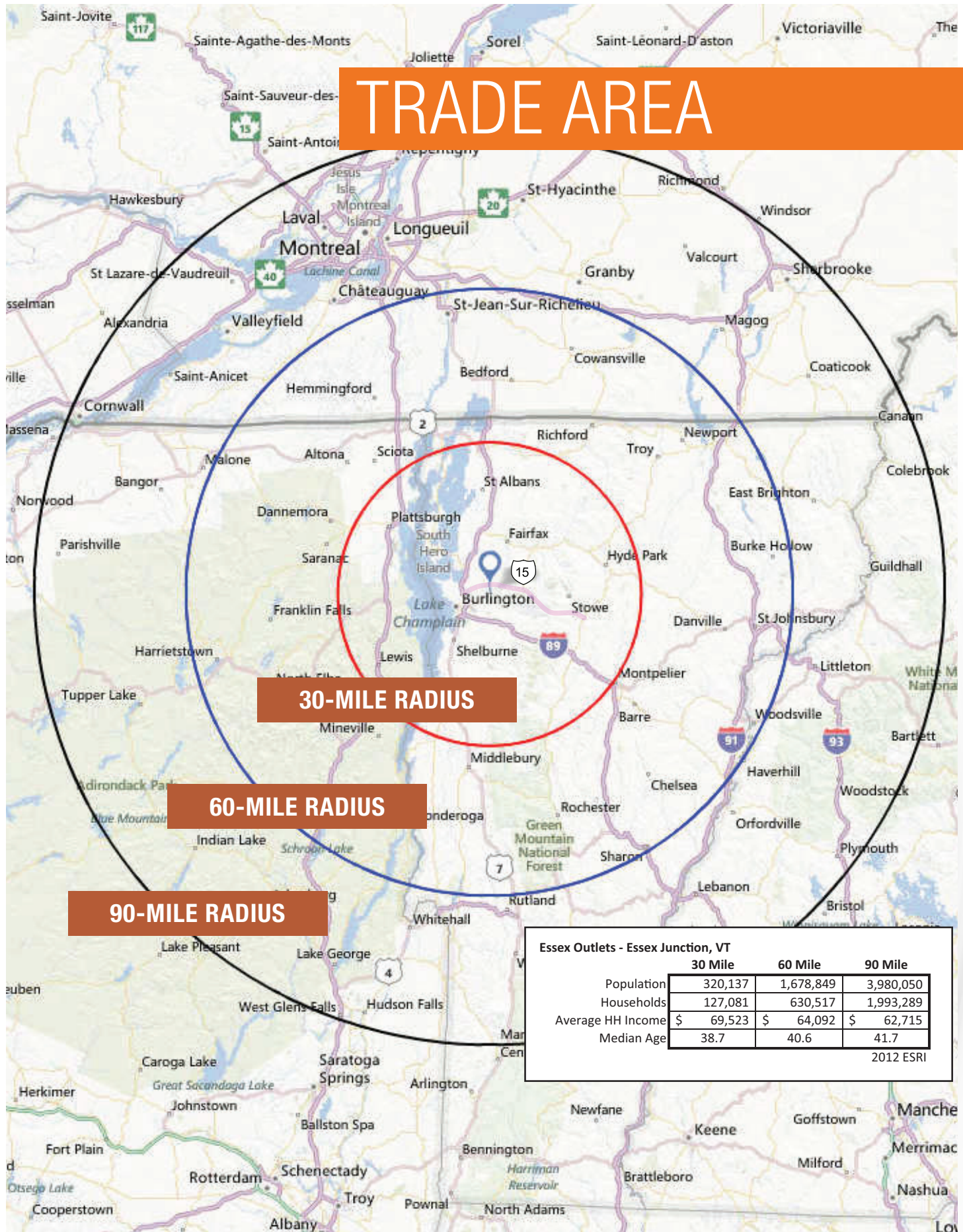
The region surrounding Essex Outlets is always brimming with excitement and shoppers. Over 3 million visitors descend on the Burlington region each year, spending tourism dollars. Five renowned universities, including University of Vermont, St. Michael's College and Champlain College, are home to over 20,000 students and faculty members. The center is easily accessible to over 4 million residents located between Essex and Montreal, Canada, which is just 90 minutes away.

OPPORTUNITY BY **THE NUMBERS**

- **ACCESS TO 20,000 STUDENTS DAILY, PLUS FACULTY**
- **3 MILLION ANNUAL VISITORS TO THE BURLINGTON REGION**
- **4 MILLION RESIDENTS LOCATED WITHIN 1-½-HOUR DRIVE TO MONTREAL**
- **MINUTES FROM 5 RENOWNED UNIVERSITIES**



TRADE AREA



30-MILE RADIUS

60-MILE RADIUS

90-MILE RADIUS

Essex Outlets - Essex Junction, VT

	30 Mile	60 Mile	90 Mile
Population	320,137	1,678,849	3,980,050
Households	127,081	630,517	1,993,289
Average HH Income	\$ 69,523	\$ 64,092	\$ 62,715
Median Age	38.7	40.6	41.7

2012 ESRI

LOCATION



Essex Outlets & Cinema Lease Plan

Building 1
 101 ORVIS
 103 Famous Footwear
 106 Puma
 119 Alan Ashe Insurance
 109 Elements of Healing
 110 Oriental Wok
 113 Lane Bryant
 115 HammerFit Athletic Club & The Motion Studio
 116 Mansfield Physical Therapy
 117 Centerpiece Florist
 107 Mail Office (EuroWest Properties)
 118 KinderWorks Childcare

Building 2
 201 Coach
 204 L'eggs-Hanes-Bali-Playtex
 207 Snow Drop
 208 Magic Nails Salon
 209 Vitamin World
 210 Sukho Thai Restaurant
 212 Kitchen Collection
 213 AVAILABLE 2,585 SF
 214 CHRISTOPHER & BANKS
 216 Gymnase
 218 The Jockey Store
 221 OshKosh B'gosh
 224 Polo Ralph Lauren

Building 3
 300 Essex Cinemas
 T-Rex Theatre
 Club Take 2

Building 4
 401 Brooks Brothers
 405 Carter's
 407 Phoenix Books
 408 Under Armour
 412 Van Heusen
 414 Bass
 415 AVAILABLE 4,240 SF
 418 Sweet Clover Market

Building 5
 Ace Hardware

Building 6
 CVS/Pharmacy

GLA: 118,115 SF (Buildings 1, 2 & 3)

Additional Buildings:
 Essex Cinema: 36,500 SF
 Ace Hardware: 12,500 SF
 CVS: 13,500 SF
 Hannafood: 42,000 SF
 Additional Pad: 14,500 SF



DEVELOPMENT

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